

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**August 21, 2014**



**FP14-16: proposed Final Plat of Silver Horse Ranch Subdivision**

**SIZE AND LOCATION:** 57.966 acres of land out of the Moses A. Foster survey, A-16, located southwest of the current terminus of Golden Eagle Drive generally southwest of Carrabba Road in Bryan's eastern extraterritorial jurisdiction (ETJ)

**EXISTING LAND USE:** vacant acreage

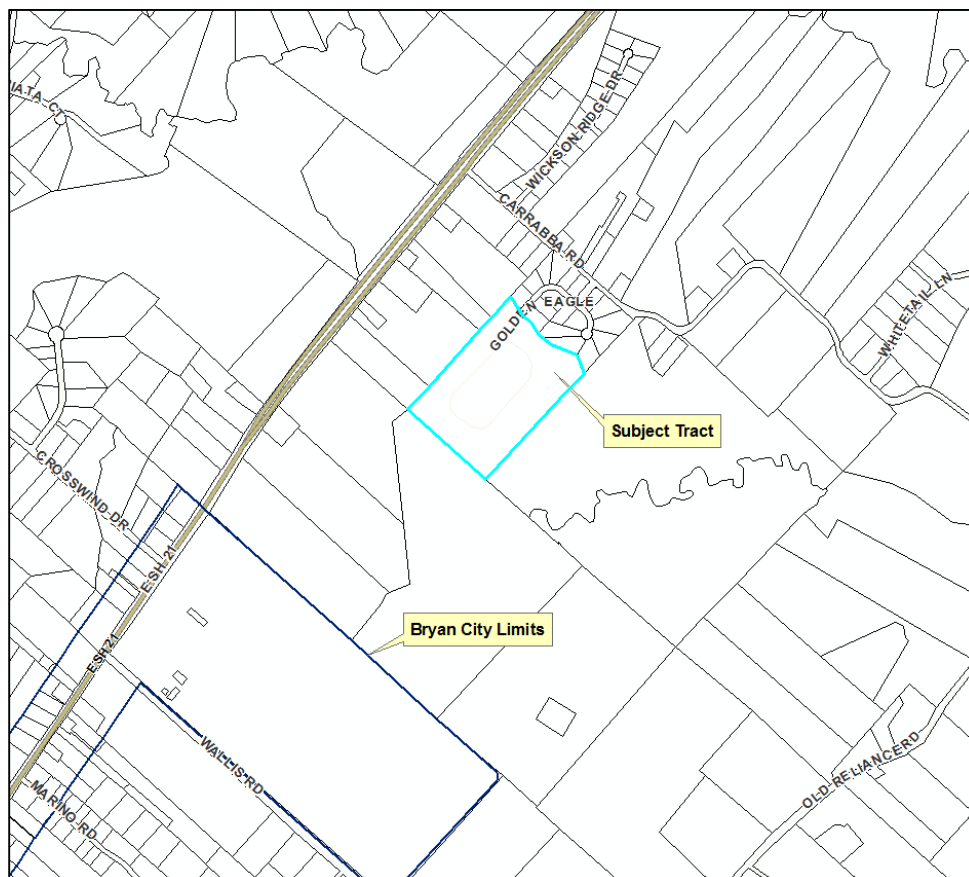
**ZONING:** not applicable as property is located in ETJ

**APPLICANT(S):** Kenny Melesky

**AGENT(S):** Joe Schultz – Schultz Engineering, LLC

**STAFF CONTACT:** Maggie Dalton, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat



## **PROPOSED SUBDIVISION AND RECOMMENDATION:**

This proposed final plat creates 27 new lots on a 57.966-acre tract located at the terminus of Golden Eagle Drive in the Skylark Springs Subdivision – Phase 1 on the southwest side of Carrabba Road in Bryan's eastern extraterritorial jurisdiction in Brazos County. The proposed 27 lots are at least one acre in size and are intended for development with single-family residences. The subdivision plat also shows an 18.76 acre Common Area between Lots 13 and 14 on the east side of the development. One new street (Silver Horse Circle) is proposed for dedication and improvement by the developer. Water service to this new subdivision will be provided by Wickson Creek Special Utility District. Individual on-site septic systems will be utilized to dispose of wastewater.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.